



US Army Corps  
of Engineers

# DCAF Bulletin

## Design Construction Analysis Feedback

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CEMP-C

**Subject:** As-Built Drawings

**Applicability:** Information

1. During the last two years of interviewing BCE's/DPW's it has been noted that the level of customer satisfaction with regard to timely delivery of reproducible as-built drawings has not improved. It is recognized that in order to accommodate the various needs and resources of our USACE Commands and customers, a large degree of flexibility exists in the practice of making "as-built" drafting revisions to original project drawings. Those practices include use of the design A/E, a separate professional service contract, in-house staff and the construction contractor. In all cases, the source of as-built information is the construction contractor who is required to keep a running record of as-built constructed conditions.

2. When the construction contractor is responsible for producing the final as-builts, the area/resident office must assure that the product forwarded to our customer accurately reflects the final as-built conditions, that it has been prepared in a professional manner, and that it is delivered on time. When the final reproducible drawings are the responsibility of someone other than the construction contractor, the area/resident engineer and the district's project manager, working together, assure timeliness as defined in the Memorandum of Understanding with the customer. In this latter case, engineering division will likely be involved in this assurance of final product quality as well as timeliness.

3. Regulation ER 415-345-38, defines the project transfer process. It requires that as-built drawings be provided the user not later than 30 days after transfer of the completed facility. It further states that the 30-day requirement can be met by furnishing one set of the original drawings marked up to show "as-built" conditions (commonly referred to as red-line drawings). This should be reflected in your Memorandum of Understanding with your customer on transfer and warranty. When the area/resident office staff follows proper procedures and reviews the contractor's as-built drawings for accuracy at least monthly, a set of red-line drawings will be available for turnover to the customer at the facility transfer date. These "interim" as-builts will satisfy the customer's needs until the final as-built drawings are available.

4. The method of production of the final as-built product is to be discussed between project management, engineering, and construction during development of the project management plan (PMP). Some of our customers may prefer as-built drawings in a computerized format. Certain USAF installations have indicated they prefer as-builts be made using a Computer Aided Design and Drafting (CADD) system and transfer of the final documents be made via floppy disc, compact disc (CD) or media of their choice. The CADD format and data media preferred by the customer should be determined when developing the PMP.

5. Customer care is everyone's responsibility. If we do not have satisfied customers then our customers may go elsewhere for services. In our effort to be the federal government's premier engineering and construction professionals it is incumbent upon us to continue improving our performance in all areas. Let's assess our performance and make improvements if required. Customer surveys will be sent out in June and we have requested feedback on the transfer and warranty process. I look forward to our Construction Evaluation Branch (CEMP-CE) personnel receiving testimony of this improvement from our customers during their Design-Construction Evaluation (DCE) visits to your districts.

6. This CB has been coordinated with HQUSACE's Engineering Division (CEMP-E) Programs Management Division (CEMP-M) and Operations, Construction and Readiness Division (CECW-OC).



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